TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and serich is described in the description and plat attached hereto and made a part—ereof, hereby petition for a Variance from Section 1.802.3.C.1 to permit side yard setbacks of 10 instead of the required 15' and sum of 20' for both sides instead of the required 401.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I have a house, but it is too small for the size family I have. Also it happens that I have to work late and get home at late hours of the night. Because the location of my property is in a somewhat remote area, I would like to have a garage as part of the house, so I can drive-in without walking outside.

Property is to be posted and advertised as prescribed by Zoning Pegulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner's) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Mrs. Peggy W. Downes (Type or Print Name) (Type or Print Name) - Teagu W. Nowven Signature (Type or Print Name) 507 S. 46th Street 282-5270 e or Print Name) Baltimore, Maryland 21224

Name, address and phone number of legal owner, con-

Zoning Commissioner of Baltimore County.

tract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 2nd _____ day out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ 4th ____ day of ___August ____, 1.81 ___, at 9:45 o'clock __A__M.

Attorney's Telephone No.:

(over)

Item #225 (1980-1981) Property Owner: Peggy W. Downes July 7, 1981

Water and Sanitary Sewer:

FOR

CEIVED

There is an 8-inch public water main and 8-inch public sanitary sewerage in Rohe Farm Lane.

Very truly yours,

Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley Robert Covahey

M-SE Key Sheet 21 NE 36 Pos. Sheet NE 6 I Topo 82 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Harmond, Zoning Commissioner Date June 15, 1981 Office of Flanning and Zening

FROM Ian J. Forrest

The same of the sa

SUPJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item #204 - Michael B. and Mary Lynn Phillips

Item #205 - Randall M. Hall

Item #206 - John & Margaret Jansen

Item #211 - Orville I. & Norma E. Wilson

Item #214 - John E. & Alice M. Parks

Item #215 - Fairgrounds Business Center Company Item #216 - James W. & Barbara H. Houck, Jr.

Item #220 - Richard P. & Sally A. Rakowski

Item #221 - Armond J. & Helen M. Gold

Item #223 - Nottingham Village, Inc.

Item #224 - Reuben & Sara Rice

✓ Item #225 - Peggy W. Downes

Item #228 - Geffery G. Auffarth, et al

Item #229 - Maxine R. Hopkins

Item #235 - Robert V. & Bessie M. Selby

Item #237 - Evelyn G. Snedegar

Item #238 - Earl S. & Charlene B. Oxley

Ian J. Forrest, Director BUREAU OF ELVIRONMENTAL SERVICES

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1981

COUNTY OFFICE BLDG. 111 W. Chesapcake Ave. Towson, Maryland 21304

Nicholas B. Commodari

Chairmar

Bureau of

Eng. beering

Department of Traffic Eugineering

Tire Prevention

Health Department

Froject Planning

Bailding Department

board of Education

Industrial

Development

Zoning Administration

PALSO BALTIMORE COURTE

PAUL H PANKE

Mr. William Hawmond

Powson, Maryland 21204

Office of Flam ing and Sching

Baltimore County Office Building

Attention: Nick Commodali, Chairman

PE: Froperty Cwno: Peggy W. Downes

Department of Public Works.

() 3. The vuhicle dead end condition shown at

to occurancy.

Special Inspection Division

Zoning Place Advisory Committee

Coming Commissioner

Location:

Item No.:

Gentlemen:

Mrs. Feggy W. Downes 507 S. 46th Street Baltimore, Maryland 21224

RE: Item No. 225 Petitioner - Peggy W. Downer Variance Petition

Dear Mrs. Downes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans cr problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Zoning Plans Advisory Commi tee

MBC:bsc Diclosures

CONTROL OF THE SECOND CONTROL OF THE SECOND

W/S kohe Lane 975'S. of Bird River Foad

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required

() I. Fire hydranes for the referenced property are required and shall be

located at intervals or ______reet along an approved road in accordance with Balturere County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all amplicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

to be corrected or incorparated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

(XX) 5. The buildings and structures existing or proposed on the site shall

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E. DIRECTOR

July 7, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #225 (1980-1961) Property Owner: Peggy W. Downes W/S Rohe Lane 975' S. of Bird River Rd. Acres: 100 x 234.86 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. This property is a portion of the 59.6+ acres tract of land shown on " Plat of Property of Leo Rohe", recorded L.McL.M.9, Folio 20. A part of this tract was the subject of Project 1DCA 78-151; subsequently, a one-lct portion of the tract entitled "Plat of Rohe Property" was recorded (E.H.K., Jr. 44, Folio 120).

H_ghways:

Rohe Farm Lane (Rohe Avenue) and Stokers Lane, if improved in the future as public roads will be as 30-foot closed section roadways on 50-foot rights-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY, MARYLAND

不要,我们就会把握我们的最后,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是这个人,不是一个人,不是一个人,也是一个人,不是一个人,不

INTER-OFFICE CORRESPONDENCE

Nick Commodari FROM Charles E. (Ted) Burnham Zoning Advisory Committee SUBJECT Meeting of June 2, 1981

IIPM NO. 218 Standard Comments ITIM No. 219 Cee Comments IT'M NO. 220 Standard Comments ITMA NO. 221 See Comments ITEM NO. 222 See Comments IT.M NO. 223 See Journetta ITUN 10. 221 See Comments / Iliii no. 224 Standard Comments IIII IO. 206 Commonts ITLM NO. 227 See Comments

Standard Comments

Charles R. (Test) Euroher Flans Whysew Chief

June 5, 1981

ರಿಟ್:ಪ್ರಾಕ್ತಿ

IP.M. No. 228

() 6. Site plums are approved, as drawn.

Zoning Agenda: June 2, 1981

() 7. The Fire Prevention Bureau has no comments, at this time.

Fire Frevention Eureau

/mb

IJF/fth

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations we district nate result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____ August____, 19 81 ___, that the herein Petition for Variance(s) to permit side yard setbacks of ten feet in lieu of the required fifteen feet and a sum of the side yard setbacks of twenty feet in lieu of the required forty feet, for the expressed purpose

enstructing a dwelling and an enclosed attached garage, in accordance with te plan filed herein, should be and the same is GRANTED, from and after e of this Order, subject, however, to the approval of the aforementioned plan by the Department of Public Works and the Office of Planning and Zoning.

> Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly your Wm. Nick Petrovich, Assistant

WNP/bp

ZONING:

LOCATION:

DATE & TIME:

PUBLIC HEARING:

DITITION FOR VARIANCE

15th DISTRICT

Tuesday, August 4, 1991 at 9:45 A.M.

West side of Rohe Farm Lane, 975' Southeast of Bird River Rd.

om 106, County Office Building, 111 W. Chesapeake Avenue,

Petition for Variance

Towson, Marylanc

legulations of Baltimore County, will hold a public hearing:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

The state of the s

Mr. W. E. Hammond

Zoning Commissioner Date___July 27, 1981 Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Petition No. 82-31-A Item 225

Petition for Variance West side of Rohe Farm Lane, 975° Southeast of Bird River Rd. Petitioner- Peggy W. Downes

Fifteenth District

DATE

HEARING: Tuesday, August 4, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

of 20' for both sides instead of the required 40'. The Zoning Regulation to be excepted as follows:

Petition for Variance to permit minimum side yard

setbacks of 10' instead of the required 15' and sum

Section 1. B02. 3. C. 1 - Minimum side yards and sum of side yards setbacks in D. R. 2 Zone.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Peggy W. Downes as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 4, 1981 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY GRDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION F R VARIANCE W/S of Ruhe Farm Lane, 975' SE of Bird River Rd.,

: BEFORE THE ZONING COMMISSIONER

15th District

OF BALTIMORE COUNTY

PEGGY W. DOWNES, Petitioner : Case No. 82-31-A

::::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and a: he passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Danuty People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 17th day of July, 1981, a copy of the aforegoing Order was mailed to Peggy W. Downes, 507 S. 46th Street, Baltimore, Maryland 21224, Petitioner; and Valerio Barresi, 2133 Rockwell Avenue, Baltimore, Maryland 21220, who requested notification.

LACCRIPTION

thence running the following courses:

\$320 k3' 60" E-100'
\$560 25' 00" W-234.86'

\$330 13' 60" E-234.86'

to point of beginning.

Reginning at a point or the west side of Rohe Farm Lane.

975 ft. +, southeast of Bird River Road and Rohe Farm Lane,

John W. Hessian, III

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

August 26, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments regarding items number 218, 219, 220, 221, 222, 223, 224, 225, 227, and 228.

> Michael S. Flanigan Traffic Engineering Associate II

MSF/jem

July 30, 1081

W'ELAM E HAMMOND ZONING COMMISSIONER

Mr. Valerio Barresi 2133 Rockwell Avenue Baltimore, Maryland 21228

> RE. Petition for Variance W/s Rohe Farm La., 975' SE of Bird River Rd. Petitioner: Peggy W. Downes Case #82-31-A

Dear Mr. Barresi:

This is to advise you that \$51.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Very truly yours, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 100424

MATE . 3 14/11 _____ACCOUNT _______ C1-662

WEH-kle

\$ 51,25 FOR DOLLING S / Svorticing of Case \$12-31-A

NAUTATION OR'S GNATI RECEL ASH ER

Valerio Barresi 2133 Rocks:ell Avenue Baltimors, Maryland 21228

July 8, 1981

N	0	T	I	C	E	_ 0	F	н	E	Y	R	Ι	N	G	
			_				_							_	

RE: Petition for Variance W/s Rohe Farm Lane, 975' SE of Bird River Rd. Peggy W. Downes - Petitioner Case #82-31-A

TIME:_	9: 4 5 A. M.
DATE:	Tuesday, August 4, 1981
PIACE:	ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
	TOWSON. MARYIAND

cc: Mrs. Peggy W. Downes

BALTIMORE COUNTY

Chairman, Zoning Plans

Advisory Committee

Mrs. Peggy W. Domes 507 S. 46th Etreet Baltimore, Md. 21224

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received of June , 1981	ed and accepted for filing this 2nd day
01	ht shall
	WILLIAM E. HAMMOND
	Zoning Commissioner
Petitioner Peggy W. Domes	- 111,200.
Petitioner's Attorney	Reviewed by: Micholas B. Commodari

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

, 		· · · · · · · · · · · · · · · · · · ·	
District 12		· Date of Posting	-7/15/2/
Posted for:	itus per co	smanice.	
Dakking and	1011 16 16	- territoria	
Location of property:	12 Const.	From Home	[25]
35 6	Bard Caree	CA.	
ocation of Signs:	ince find	773111	i a
3. 44.34	alle dies	Bud Ger to	<u> (</u>
Remarks:			
Posted by		Date of return:	7.9/4
S	ignature		,

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

NORMAN E. GERBER DIRECTOR

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. Hammond:

Towson, Maryland 21204

Comments on Item #225, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Peggy W. Downes Location: W/S Rohe Lane 975' S. of Bird River Road Acres: 100 X 234.86 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a hearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

July 29, 1981

John L. Wimbley Planner III Current Planning and Development

Uge Essex Times

This is to Certify, That the annexed

Essex, Md.,

was inserted in the Essex Times, a newspaper

each of _____

printed and published in Baltimore County, once in

weeks before the _____ day of

WORKS HAS TO

BORRES CAMPETER

August 12, 1981

Mrs. Peggy W. Downes 507 South 46th Street Baltimore, Maryland 21224

> RE: Petition for Variances W/S of Rohe Farm Lane, 975' SE of Bird River Road - 15th Election District Peggy W. Downes - Petitioner NO. 82-31-A (Item No. 225)

Dear Mrs Downes:

I have this date passed my Order in the above referenced matter in accordence with the attached.

> WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE 15th DISTRICT ZONING: Petition for Variance
LOCATION: West 8.5 of Robe
Farm Lane, 975 Southeast of
Pad River Rd.
DATE & TIME: Thesday, August 4,
1981 at 9.15 A M
FURLIC: HEARING: Room 106
Character Office Residing, 111 West
the approbe Avente, Towson Mary
13.1 The Zoung Commissioner of Bal-timore Coraty, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public baseling. timore County, will hold a public hearing:

Petition for Variance to permit monimum side yard setbacks of 157 mistead of the required 457 and sum of 207 for both sides instead of the required 407.

The Zoning Regulation to be excepted as follows:
Section 1.802.3 C.1. Minimum side yards and sum of side yards setbacks in D.R.2 Zone.

All that purcel of baid in the Fifteenth District of Baidmore County Reginning at a point on the west side of Robe Farm Lane, 575 ft 5. southeast of Bird River Road and Robe Farm Lane, thence running the following courses.

S. 325. 337 007 E. 1007 S. 567 257 007 W-2.44 867. N. 337 17 007 W. 1007 N. 566 257 007 B. 233 867 h. point of beginning

By Older Of WHATAM E HAMMOND

Zouin Commissions r of Baltimore County July 16

Note 24 the broperty of Penry W Downs as snown on plat plan bled with the Zouing Department.
Hearing Date: Tuesday, August 5, 1981 at 9:45 A.M.
Public Hearing: Rosin 100, County Office Routding, 114 W. Chesapeaki Avenue, Towson, Maryland By ender Of

TOWSON, MD.,...., 19.31 THIS IS TO CERTIFY, that the annexed advertisement was pure deed in THE JEH Elistonia's, a weekly newspaper printed and published in Towson Baitimore County, Md., xonoxionxeech day of المالية بالمالية بالما appearing on the 16th... day of Lily

Cost of Advertisement, \$_______

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

•	•		
Your Petition has been received this	15 day of _	May,	1%/.*
Filing Fee \$ 25,00			

		Micenel	2/h	
The second section of the second section secti		E. Hamme	ond, Zoning	Commissioner
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION	No. 096966	d by	lalenio	Bannes)

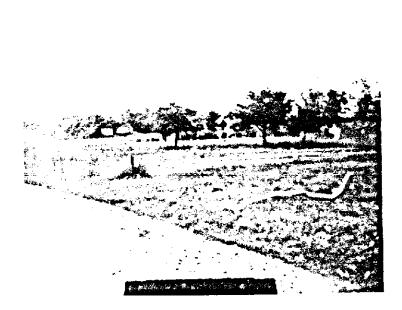
teviewed by UCR MISCELLANEOUS CASH RECEIPT the Petition for assignment of a

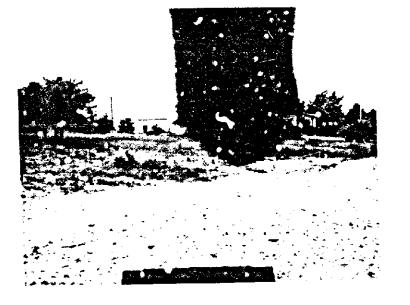
Valerio G. Darreci Filing Fee of Case [12-31-A

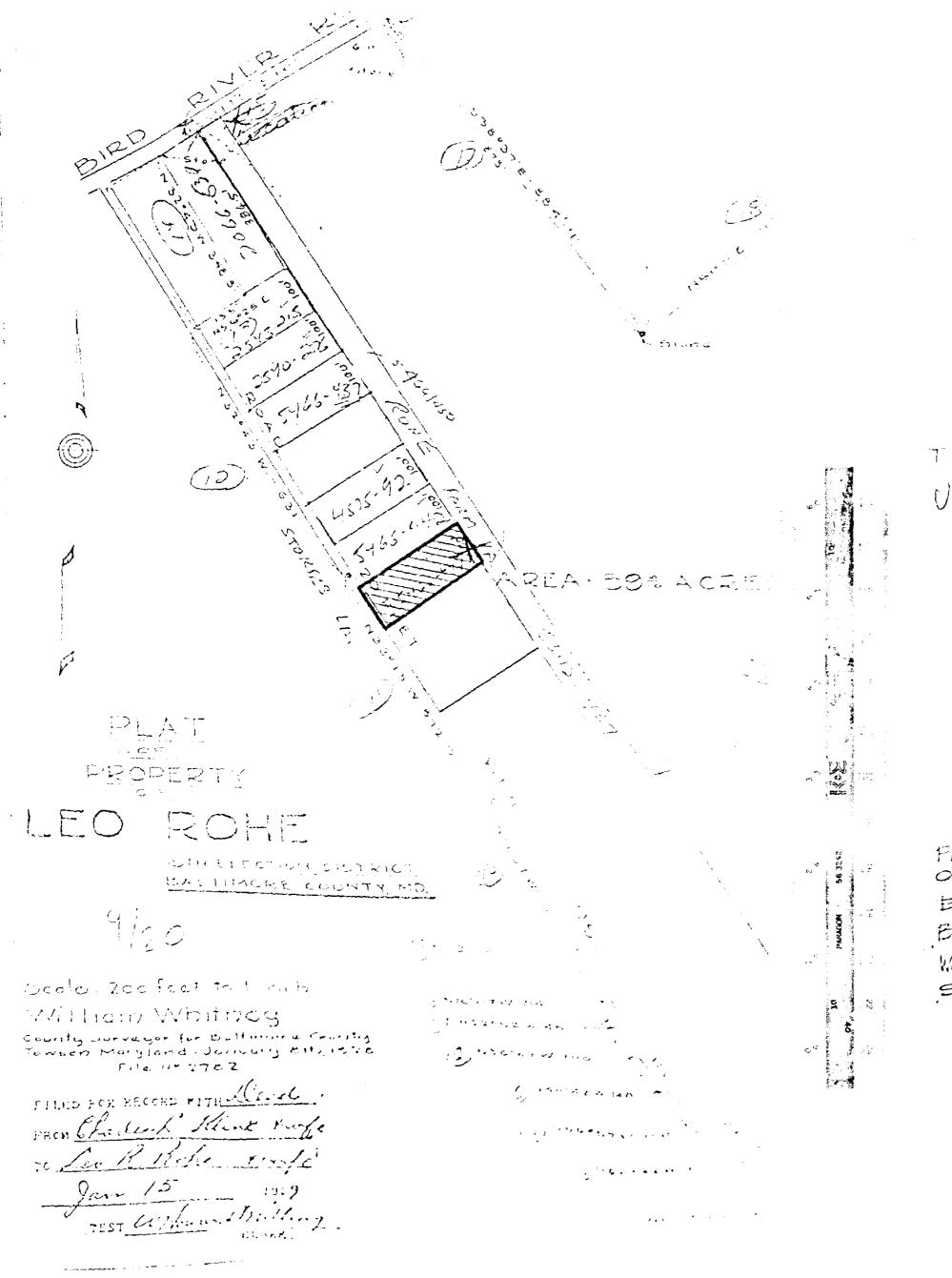
VALIDATION OR SIGNATURE OF CASHIER the second of the second of

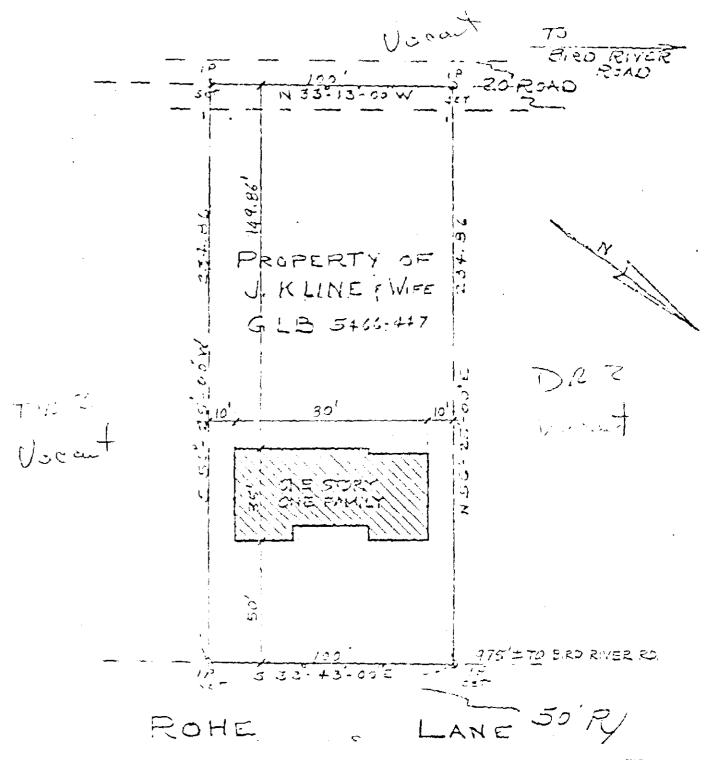
PETITION MAPPING PROGRESS SHEET Wall Map Original FUNCTION Descriptions checked and outline plotted on map Petition number added to o..tlane Denlud Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: UCR Change in outlin or description Yes Previous case: _____

225









PLIT TO ACCOMPANY ZONING VARIANCE OWNER: MAS. PEGGY W. DOWNES ELECTION DIST. 15, ZONE D.R. 2
BOOK WHILL 810, PAGETO, G.L.B. 546-447
WATER & SEWER EXISTING IN ROHE LA.
SCALE? 1'= 40'